



SW Corner Highland Rd & Bluebonnet Blvd | Baton Rouge LA

9730 Bluebonnet Boulevard Baton Rouge, LA 70810

Bryant Butler | 225.237.3343 | bbutler@beaubox.com



City Square Shopping Center

9730 Bluebonnet Boulevard Baton Rouge, LA 70810

PROPERTY SUMMARY



Property Description

City Square Shopping Center is located on the signalized hard corner of Bluebonnet Blvd and Highland Rd, in a growing area of southeast Baton Rouge. Built in 2018, the center features modern architecture with prominent towers delivering maximum visibility to 33k VPD at the intersection. The Highland/Bluebonnet submarket benefits from some of the strongest demographics in the MSA with 3mi average household incomes approaching \$130,000 with many immediate neighborhoods above \$150k.

Highlights

- Prime end-cap space with tower measuring 1,851 SF
- Co-Tenants: MOOYAH, F45, Izzo's, Lit Pizza, Great American Cookie / Marble Slab, Classy Nails, Chase Bank (adj. pad), Strength Science
- 3 access points with dedicated turn lane. 7.74 / 1,000 parking ratio

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Offering Summary

Available Space:	1,851 SF end-cap with tower
Lease Rate:	\$35 PSF + \$8.05 PSF NNN
City Square GLA:	20,986 SF
Land Size:	2.96 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,582	25,103	52,245
Total Population	8,739	59,420	119,351
Average HH Income	\$111,107	\$129,900	\$129,125



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CITY SQUARE AERIAL



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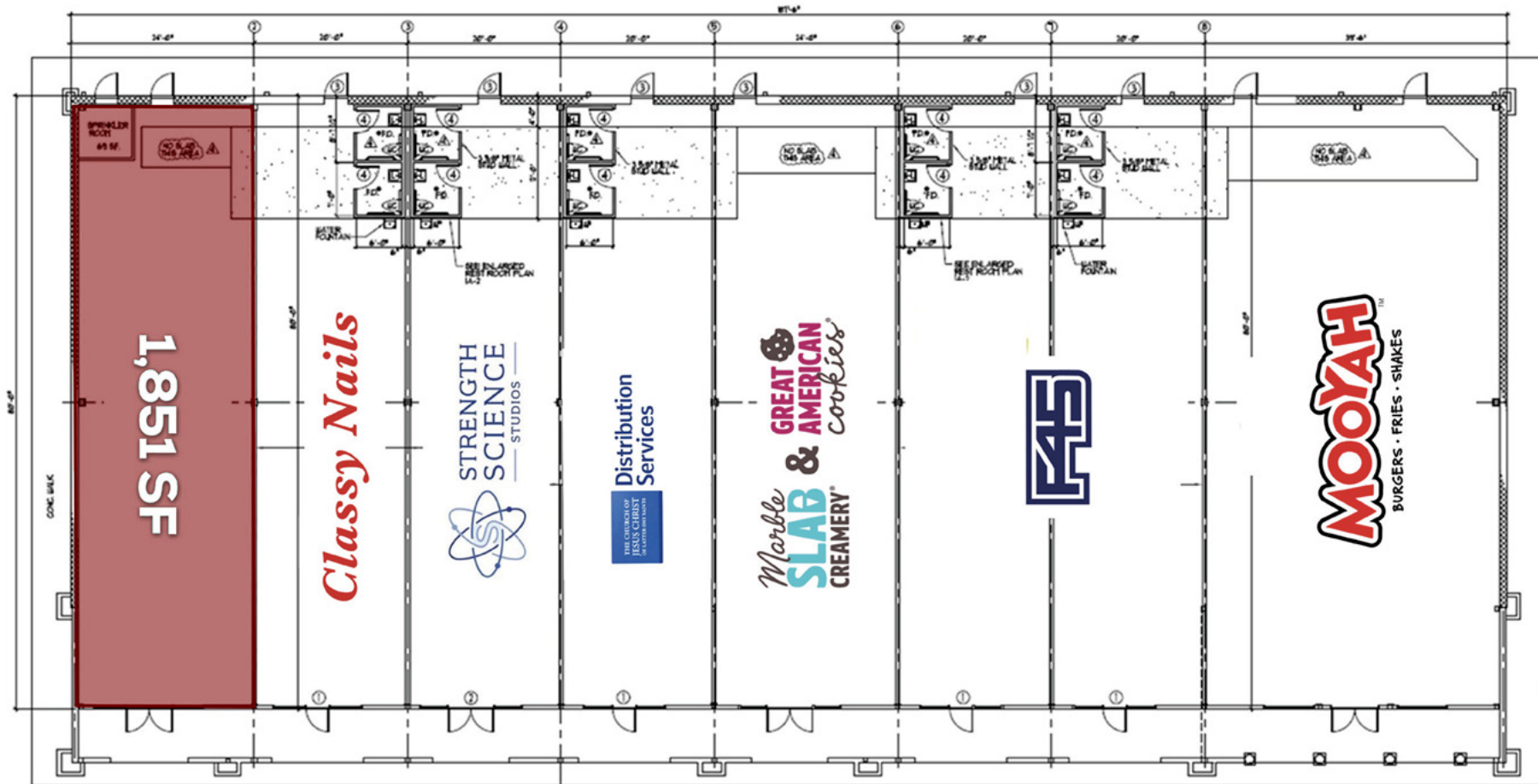
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TENANT LAYOUT



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AREA RETAIL MAP



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ADDITIONAL PHOTOS



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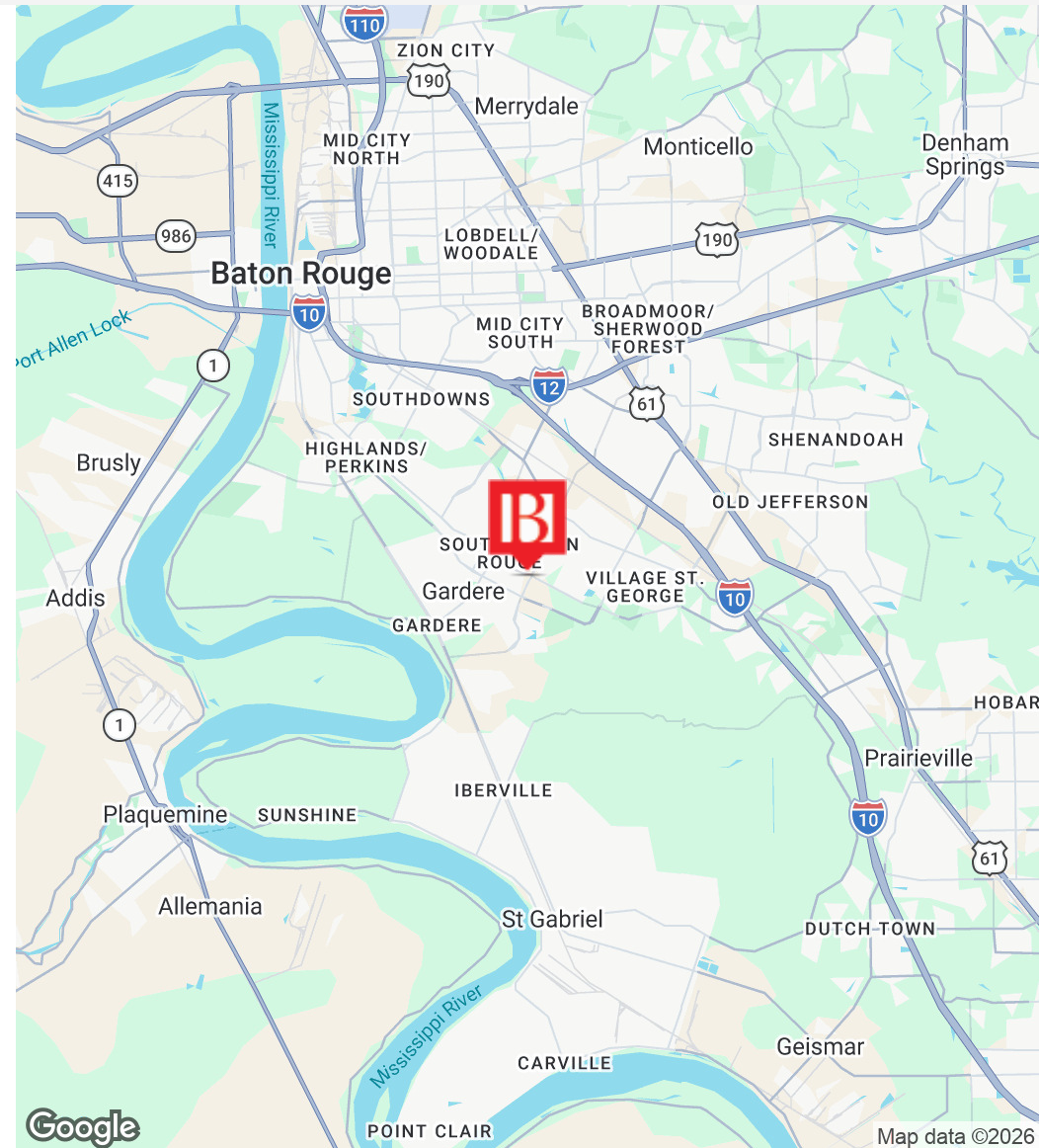
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LOCATION MAP



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City Square Shopping Center

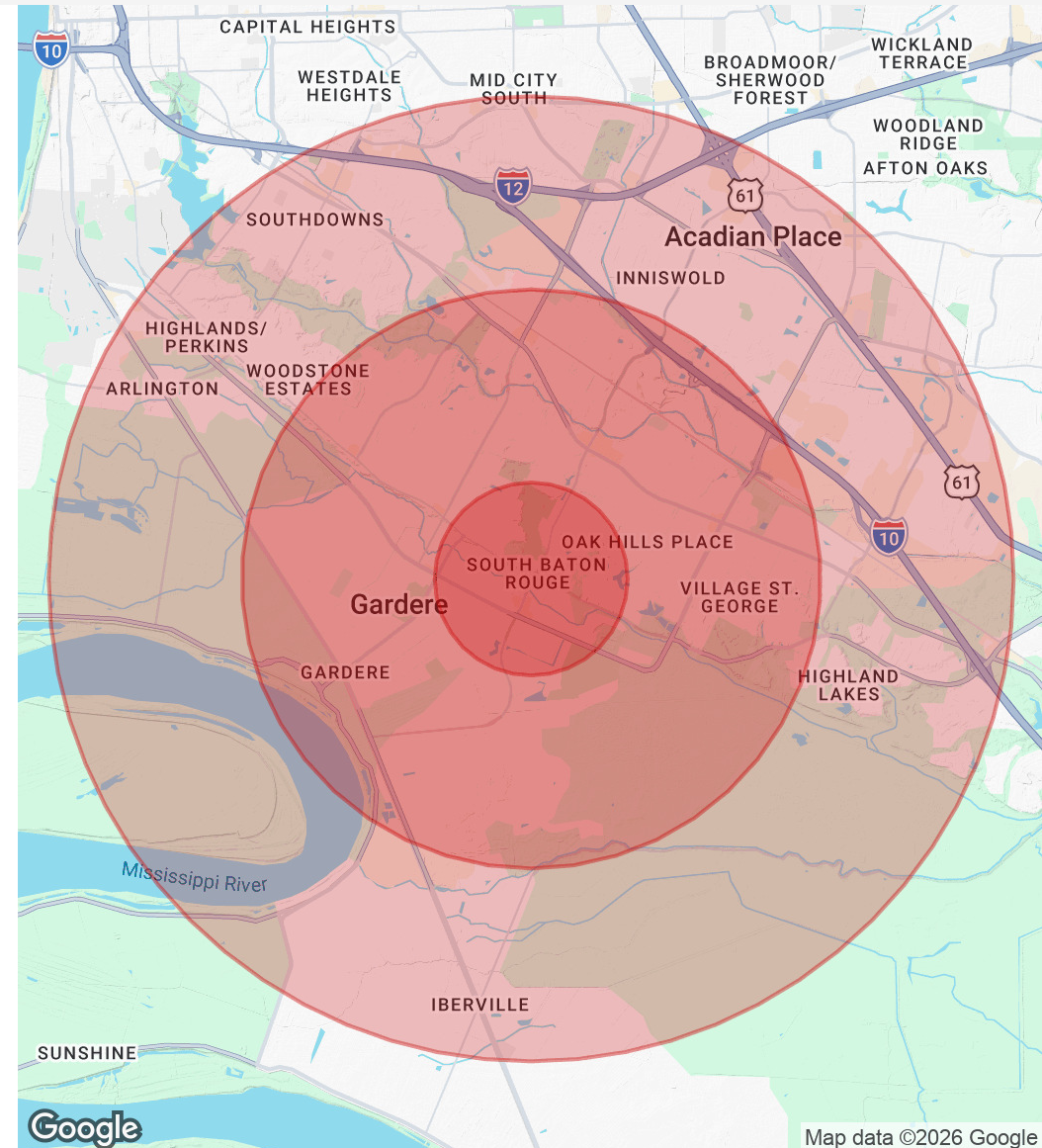
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	8,739	59,420	119,351
Average Age	34.7	37.1	36.3
Average Age (Male)	34.6	37.7	35.9
Average Age (Female)	36.1	37.6	36.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,582	25,103	52,245
# Of Persons Per HH	2.6	2.6	2.4
Average HH Income	\$111,107	\$129,900	\$129,125
Average House Value	\$326,349	\$371,658	\$384,610

SitesUSA 2026 Estimates



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